



Waymon Ellis Meadows

Real Estate Broker/Builder

www.WaymonMeadowsRealEstate.com

Since 1974 - FL LIC # BK 707419 - FL LIC # CBC 1250530



*A Real Estate Company That Gives Back
Your Referrals help Handicap Kids!*



List Your Home-Save 85%*

www.WaymonMeadowsRealEstate.com

Available Listing Services

SAVE 85%*

Pre-Listing Services

- A CMA Market Analysis:
- Determines best listing price
- Resolves current value
- Reveals recent home sales

Listing Appointment Presentation:

- Present Market Analysis
- Fill Our Listing Agreement
- Take 50 Photos

Enter Listing Information in MLS:

- Selling Price of Home
- Data Details of Home

Help Me Find A House

Save \$ 1,000.00*



Help Me Find a Real Estate Investment

All Information is believed to be true but not guaranteed

Available Buyers Services

Realtors perform 184 services to earn their commission-Here are a few of those services:

1. Find the Right Property-Take you on tours and neighborhoods to find the right home for you.
2. Negotiate the offer- A skilled negotiator will save as much as \$ 1,000.00* to pay for moving expenses, buying down points on your mortgage and more...
3. Recommend Professionals- Mortgage brokers, attorneys, home inspectors, movers, and more.
4. Help overcome setbacks: Home inspector report, new issues from appraisal, buffer between seller and you, when things get heated or hostile.
5. Waymon is a Super Negotiator.

Available Listing Services

Choose the Plan That is Right for You

Full-Service Plan

We charge 3% commission for our Full-Service Plan to market and sell your home Fast! We employ as many as 184 Things Realtors do to earn their commission.



For Sale by Owner Plan-Save 85%

..45% We charge (\$ 675.00 commission on a \$ 150,000.00 home) which is paid when your home is sold. No upfront fee. **This is a For Sale By Owner Plan.** It includes: MLS Listing--It will be seen on MLS, Consumer site, Realtor.com, Trulia, Zillow, HomeSnap, Homes.Com,IDX will allow your listing to be seen on many other sites. You will be supplied with contract and other forms: included option forms, counter offer form, and more forms which may be needed to complete your deal. Brochure, For Sale Sign for you front yard, Title Company, Survey Company, Inspection Company, Termite Inspection Company and others... We are available 6 days a week. Your listing will run for 6 months. *Change to Full-Service anytime.*



Never Use an Agent who is not a Broker/Agent
Never use an Agent with little experience
Never use an Agent outside of your area
Never use an Agent who is not a Full-Service Broker
Never use an Agent without a professional website
Never buy direct from a Building Company, use a Builder/Broker to represent you. Waymon will save you **\$ 1,000.00***
Always use a Broker/Builder to represent you when dealing with a Building Company.
Always use a Broker/Builder with at least 20 years experience when buying a home, commercial or apartments...
Always use a Broker/Builder who lives in the area
Always use a Full-Service Broker/Builder
Always use a Broker/Builder who has a professional website
Always use a Broker/Builder who is a Consultant
 Waymon former Mayor and Polk County Board of Adjustment member. He will save you **\$ 1,000.00 ***

Listing Activities

Pre-Listing Activities

Before Waymon visits you, he will create a market analysis called a CMA.

A CMA is a Comparative Market Analysis. CMA is the term real estate professional use when they conduct an in-depth analysis of a home's worth in today's market. It is a FREE service without obligation.

For the Home Seller a CMA is a method to learn what their home's current value so they can select the best Listing price.

For the Home Buyer a CMA is a method to determine the current value so they can make an offer to purchase the home

A CMA is not an appraisal. An appraisal is performed by a licensed appraiser using only information from similar property that has been sold during the last year.

Listing Appointment Presentation

Present the Comparative Market Analysis to you so you can make decision what price to list your home for on MLS.

Fill out the listing agreement and provide copies to Sellers and enter information into MLS data base within 48 hours.

Take up to 50 photos of the home inside and outside for Buyers and Realtors to see when looking for a home on the internet for clients.

184 Things Realtors do to Earn their Commission

<https://lightersideofrealestate.com/real-estate-life/agent-life/184-things-realtors-do-to-earn-their-commission>

Never buy direct from a Building Company
Use a Builder/Broker to represent you.



BUILDING COMPANY

SAVE \$ 1,000.00

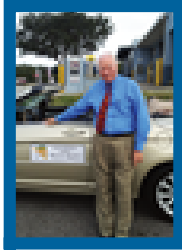


BUILDER/BROKER



I had my home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing and listed it with Waymon. He had a cash offer the next day. Closed in 10 days. I left the closing smiling, in amazement, wondering, how did Waymon do it? CW

I met with Waymon. We had been trying to sell the property for years. Waymon said, "I will sell this property!" He had a contract and closed the deal in two weeks. ABM



REALTORS® aren't just agents. They're professional members of the National Association of REALTORS® and subscribe to its strict code of ethics. This is the REALTOR® difference for home buyers:

- 1. Ethical treatment.** Every REALTOR® must adhere to a strict code of ethics, which is based on professionalism and protection of the public. As a REALTOR®'s client, you can expect honest and ethical treatment in all transaction-related matters. The first obligation is to you, the client.
- 2. An expert guide.** Buying a home usually requires dozens of forms, reports, disclosures, and other technical documents. A knowledgeable expert will help you prepare the best deal and avoid delays or costly mistakes. Also, there's a lot of jargon involved, so you want to work with a professional who can speak the language.
- 3. Objective information and opinions.** REALTORS® can provide local information on utilities, zoning, schools, and more. They also have objective information about each property. REALTORS® can use that data to help you determine if the property has what you need. By understanding both your needs and search area, they can also point out neighborhoods you don't know much about but that might suit your needs better than you'd thought.
- 4. Expanded search power.** Sometimes properties are available but not actively advertised. A REALTOR® can help you find opportunities not listed on home search sites and can help you avoid out-of-date listings that might be showing up as available online but are no longer on the market.
- 5. Negotiation knowledge.** There are many factors up for discussion in a deal. A REALTOR® will look at every angle from your perspective, including crafting a purchase agreement that allows enough time for you to complete inspections and investigations of the property before you are bound to complete the purchase.
- 6. Up-to-date experience.** Most people buy only a few homes in their lifetime, usually with quite a few years in between each purchase. Even if you've done it before, laws and regulations change. REALTORS® handle hundreds of transactions over the course of their career.
- 7. Your rock during emotional moments.** A home is so much more than four walls and a roof. And for most people, property represents the biggest purchase they'll ever make. Having a concerned, but objective, third party helps you stay focused on the issues most important to you.

Why Invest in Apartments? Dependable Income, Asset Appreciation, Capital Preservation, Inflation Hedge, Tax Shelter, Generational Wealth, Demand, One Deal Is All It Takes *

<https://www.theapartmentconsultant.com/invest-in-apartments>



Dependable Income – Generating steady, strong, increasing, and partly tax-sheltered cash flow is the by-product of a well-run strategy for apartment building investing.

Asset Appreciation – By raising rental income on a consistent basis, making property improvements, being in the best cities, and employing top-notch property management, your apartment building value can multiply over time. That's the inherent beauty of apartment ownership.

Capital Preservation – It is said that 90% of the Forbes 400 index of the world's wealthiest people either made or retained their wealth through real estate. But not just any real estate. These people own high-quality, income-producing real estate, like apartment communities. The ultra-wealthy hold real estate long term, because they know that is how to preserve their wealth.

Inflation Hedge – Real estate investments have historically shown the highest correlation to inflation when compared to other asset classes such as the S&P 500, 10-year treasuries, and corporate bonds. As generally speaking, when inflation occurs, the price of real estate, particularly apartment buildings will also rise.

Tax Shelter – The US tax code benefits apartment building owners in several ways including no limit mortgage interest deductions and depreciation accelerations that can shield a portion of the positive cash flow generated or paid out to investors. At the time of sale, IRS allows investors a 1031 provision, allowing investors to exchange into a like kind instrument and defer all taxable gains into the future. This is a tool of the wealthy.

Generational Wealth – Superior returns due to a property's combination of stable revenue (from rents), capital gains (resulting from increased property values), principal pay down (from renters paying down loans) and tax savings (thanks to the investment's special flow-through structure) may provide returns.

Demand – There is still an unfulfilled demand that is expected to be with us for a long time. Seventy-five million millennial plus another 75 million baby boomers is our ace in the hole – that's our pool of renters. The apartment building investment business is poised to perform better than any other asset class because of this strong and predictable demand. More people are renting today than at any time in the past 51 years.

One Deal Is All It Takes – one well-executed apartment building investment can change your financial life and your families for the rest of your lives. Producing what is called "generational wealth" is what apartment building investors have been doing for decades.



Learn How Referrals Help Kids



A Real Estate Company That Gives Back!
Your Referrals help Handicap Kids!

In the industry, Realtors, at least the ethical ones, who work together to help buyers and sellers achieve their goals.

When my friends and family need assistance in real estate, they come to me for help. I bend over backward when I could offer my expertise, but I also concede when the area is not my specialty. In other words, I refer them to Realtors who know the area well.

Now perhaps you're thinking I'm nuts for not grabbing the opportunity to earn a client. That's just not how it works. Ideally,

But let me tell you something by sharing a story. "I had this friend from high school who, much to my amazement, called me to send in the news that he and his wife were planning to buy a home in the north Lakeland. They said they worked with another agent because they thought they had to hire someone from the area. You might think I was upset, but I was not. I realized he was not aware of how referrals work in the industry. Nonetheless, I really appreciated the gesture. The thing is, as I told him, he could have called me first to seek my advice. Although I would have referred the same Realtor (he's the best in the area), we could have both benefited from the referral.

So, dear friends and family, thank you for considering me whenever you or someone you know needs a real estate expertise. You know I will always be downright honest with you: if I know the market well (meaning, if it is in my service areas), I am at your service. However, if it is outside my area of expertise, I'll do my best to connect you with a Realtor who has a proved record in the area you're eyeing. I have connections from across the world! All the same, referrals are always appreciated. If your interested in any real estate-related transaction..

MRC is a company that makes a donation from every sale from referrals to help the handicap.



I have nothing but praise for Mr. Meadows. He was extremely generous and kind in helping us get our home on the market, within a day of listing our property Mr. Meadows found the people who are purchasing our home. We are truly appreciative of his nonstop dedication to getting it sold for us. Thank you Waymon. JP

Waymon Ellis Meadows - Real Estate Broker and Builder
404 Ridgewood Avenue - Dundee, Florida 33838
Phone: 863-287-5981 - Email: BigW1937@aol.com - www.WaymonMeadowsRealEstate.com

Information is believed to true but not guaranteed.

What Customers Are Saying About Waymon

I had our home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing and listed it with Waymon. **He had a cash offer to buy my property the next day. We closed in 10 days.** I left the closing smiling, in amazement; wondering, how did Waymon do it CW

Mr. Waymon, I want to thank you for all your time and energy in helping me to find a home. **I am excited to have my home build and to be able to watch it go up from the ground level.** I was very pleased in the way that you represented me, and you can be assured that I will recommend you to any and every one that is looking to purchase a new home, again than you so much Torsha

I have nothing but praise for Mr. Meadows. He was extremely generous and kind in helping us get our home on the market, **within a day of listing our property Mr. Meadows found the people who are purchasing our home.** We are truly appreciative of this nonstop dedication to getting it sold for us. Thank you Waymon JP



GUARANTEED SALE

The agents offer the bold claim that if we don't sell your home we'll buy it. Sounds like a strong guarantee, until you read the fine print, which requires a deep price discount on the property for the agent to buy it. Most guaranteed sale agents have never bought a client's property, and those that have end up buying it as such a steep discount, they've made more money on the sale than a traditional listing."

NO GIMMICKS

No gimmicks, just satisfied customers: "I had my home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing, and listed it with Waymon. He had a contract the next day. Closed in 10 days. I left the closing smiling, in amazement, Wondering, how did Waymon do it? CW"



CMA

Do you want your real estate sold fast? A CMA determines what your home is worth in today's market. When the price is too high, buyers will not come to see your home. On the other hand, when the real state is listed too low, the owners will lose money.

EXPERIENCE

Waymon started in 1974 helping customers buy homes. When you want the very best call Waymon directly 863-287-5981



Mr. Waymon, I want to thank you for all your time and energy in helping me to find a home. I am excited to have my home built and to be able to watch it go up from the ground level. I was very pleased in the way that you represented me, and you can be assured that I will recommend you to any and every one that is looking to purchase a new home, again thank you so much." Torsha

BUY YOUR HOME

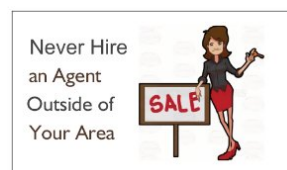


Save \$ 1,000.00*

New Home Specialist



When Waymon represent you buying a new home in any subdivision by major builders you will save \$\$\$\$! Never buy direct from a building company. Use a Builder/Broker to represent you. **Save \$ 1,000.00***



"Buyer" grants Meadows Realty and Construction Co.,LLC (MRC) Waymon E. Meadows Broker the exclusive right to work with and assist Buyer in locating and negotiating the acquisition of suitable real property as described by buyer. The term acquires, or acquisition includes any purchase, option, exchange, lease or other acquisition of an ownership equity in real property. **FREE Service to Buyer**



Waymon; We wanted to take a moment and provide a well-deserved and earned testimonial of you and your organization. The quality of the service and workmanship far exceeded our expectations! You are without a doubt a man of your word and integrity and such a pleasure to deal with someone who knows the business and the care and concern one faces when selecting a Builder. You turned out to be an exceptional choice for us! We highly recommend you to anyone seeking a quality, time sensitive, trusted and exceptional builder. Sincerely; Ted & Gail Roncalli

Want to Start Real Estate Investment?

WHY REAL ESTATE?



Waymon Ellis Meadows - Licesed Real Estate Broker and Builder
404 Ridgewood Avenue - Dundee, Florida 33838
Phone: 863-287-5981 - Email: BigW1937@aol.com - www.WayonMeadowsRealEstate.com

Information is believed to true but not guaranteed.